

The Village at Bentley Park Homeowners Association

HOA Budget Meeting Minutes Dec 8, 2025

Meeting Location	Bentley Park Cabana
Board Member Attendees	Tommy Mattingly, Bob O'Connell, Joe Sproule, Dan Randazzo and Pam Easton
Board Member Absentees	
Ameri-Tech Management Representative	Ellyse Vosselmann, Property Manager
Meeting - Called to Order/Adjourned	6:07 PM / 6:25 PM
Minutes Prepared By	Ellyse Vosselmann
Next Meeting	

➤ **CALL TO ORDER** – Tommy called the meeting to order at 6:07 PM.

➤ **PROOF OF NOTICE OF THE MEETING** – The Notice and Agenda was properly posted on the property's Bulletin board, and an email blast was also sent out and budget was mailed to all homeowners

➤ **QUORUM** – A Quorum has been established with 5 Board Members being present.

➤ **MINUTES** – None Approved.

➤ **REVIEW OF BUDGET**-Joe reviewed the budget with the homeowners. He shared the importance of the reserve study that was done to fund the community in the future. He said there was no proposed special assessment in 2026 at this time. Reviewed the tree work and the asphalt work that will be included in the 2025 budget.

- Tommy made a motion to approve the 2026 Budget, Joe 2nd, all were in favor the motion carries.

➤ **ADJOURNMENT:**

- Joe made a motion to adjourn the meeting at 6:25, Pam 2nd and all were in favor.